



HISTORIC LANDMARK COMMISSION
Monday, October 27, 2014 – 7:00 P.M.
REGULAR MEETING
One Texas Center, Room 325
505 Barton Springs Road
Austin, Texas

CURRENT BOARD MEMBERS:

____ *Laurie Limbacher, Chair*
____ *Andrea Roberts*
____ *Dan Leary*
____ *Mary Jo Galindo*

____ *John Rosato, Vice-Chair*
____ *Leslie Wolfenden Guidry*
____ *Terri Myers*

AGENDA

CALL TO ORDER

I. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

II. APPROVAL OF MINUTES

1. August 25, 2014

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING and REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. **Un-numbered**

Pine Street Station, 414 Waller Street

The case comes on the citizen communication by Regi Thomas and Liz Purcell for the Commission to consider the initiation of a historic zoning case for the ca. 1925 Humble Oil and Refining Company warehouse, also known as Pine Street Station.

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Staff makes no recommendations on citizen requests for Commission initiation of historic zoning.

2. **C14H-2014-0012**

Mary Nelson House, 1502 W. 9th Street

Applicant: Bryan Bayerdorffer, owner

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend historic zoning.

3. C14H-2014-0013

Louis and Maude Goldberg House, 402 E. 34th Street

Applicants: Eric N. Dudley and Anna Lindgren, owners

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend historic zoning.

4. C14H-2013-0005

Judges' Hill Local Historic District

PULLED FROM THE AGENDA DUE TO NOTIFICATION ERROR.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1979-0019 – Bosche-Hogg Building

804 Congress Avenue

Proposal: Replace ATM with a service window.

Applicant: Sean O'Brien, Colina West

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

2. C14H-1997-0008 – Norwood House

1019 Edgecliff Terrace

Proposal: Foundation work, structural stabilization, correct misplacement of the house.

Applicant: Colleen Theriot, Norwood Park Foundation

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

3. C14H-2006-0001 – Manning-Udden-Bailey House

901 W. 31st Street

Proposal: Construct a new garage/guest house.

Applicant: Donna Endress, owner

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Design the building to be more compatible with the architecture of the house. The applicant has re-designed the building in conformance with the Committee's recommendations.

Staff Recommendation: Approve as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. Un-numbered

7th and Congress streetlight relocation and replacement for the new hotel.

2. NRD-2014-0068

806 Patterson Avenue (West Line)

Proposal: Demolish a ca. 1917 contributing house.
Applicant: Greenbelt Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either postpone to November 17, 2014 under the Commission's 180-day demolition delay process, or release the permit upon completion of a City of Austin Documentation Package, and upon the Commission's review of plans for a replacement structure.

3. **NRD-2014-0078**
1631 Palma Plaza (Old West Austin) – POSTPONE TO NOVEMBER 17, 2014 at the applicant's request.
Proposal: Demolish a contributing house and construct a new house.
Applicant: Morris Yates
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to October 27, 2014 at the applicant's request.
4. **NRD-2014-0082**
1415 Westover Road (Old West Austin)
Proposal: Construct a two-story addition.
Applicant: Cory Pomeroy
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend that the applicant re-consider constructing the addition flush with the front wall of the house.
5. **NRD-2014-0084**
1208 W. 8th Street (West Line)
Proposal: Demolish a contributing house.
Applicant: Kris Owens
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either postpone to November 17, 2014 under the Commission's 180-day demolition delay process, or release the permit upon completion of a City of Austin Documentation Package, and upon review of the plans for a new structure for the site.
6. **NRD-2014-0097**
3302 Funston Street (Old West Austin) – POSTPONE TO NOVEMBER 17, 2014 to allow the applicant to complete zoning review.
7. **NRD-2014-0100**
500 E. 6th Street (Sixth Street)
Proposal: Construct a rooftop addition; replace windows.
Applicant: Ken Johnson, Michael Hsu Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Set the rooftop activities, vegetation, and trees back from the parapet in accordance with the Architectural Design Guidelines for Sixth Street.
8. **NRD-2014-0107**
615 Theresa Avenue (West Line)

Proposal: Construct a new duplex on a vacant lot.
Applicant: Tom Blackwell
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.

9. **NRD-2014-0108**
1715 W. 30th Street (Old West Austin) – PULLED FROM THE AGENDA – NO ACTION NECESSARY.

10. **NRD-2014-0109**
1210 Castle Hill Street (Old West Austin)
Proposal: Expand the existing rooftop observation deck, construct a new two-story screened porch on the back with an exterior spiral staircase to the observation deck, construct a new carport, install a back-yard pool.
Applicant: Annie-Laurie Grabiell, architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Remove the existing observation deck, but locate the new observation deck on top of the new addition or as a separate structure to avoid the appearance of a widow's walk inconsistent with the style of the house.

11. **NRD-2014-0112**
2702 Jefferson Street (Old West Austin)
Proposal: Construct a new single family home.
Applicant: Tom Blackwell
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage the applicant to reconsider the size, scale, and materials of this house from the street, and to perhaps set the second story back from the front of the house to give it a presence more compatible with the single-story houses in this part of the district.

12. **NRD-2014-0113**
1611 Woodlawn Boulevard (Old West Austin)
Proposal: Construct a second-story addition.
Applicant: Richard Hamer, Webber Studio, architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.

13. **NRD-2014-0115**
3306 Bryker Drive (Old West Austin)
Proposal: Construct a two-story addition.
Applicant: Marzia Volpe
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend that the applicant re-think the plans to transform this house from a one-story house into a two-story house.

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

1. **HDP-2014-0818**

1106 Myrtle Street

Proposal: Relocate a ca. 1930 house outside the city.
Applicant: Mark Taylor
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

2. HDP-2014-0842

3900 Cherrywood Road

Proposal: Demolish a ca. 1950 house.
Applicant: Pecan Valley Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

3. HDP-2014-0843

904 Jessie Street

Proposal: Demolish a ca. 1946 house.
Applicant: Homes by Parker, Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2014-0848

2100 Chestnut Avenue

Proposal: Demolish a ca. 1921 house.
Applicant: Ethan Hyams
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

5. HDP-2014-0860

5110 Duval Street

Proposal: Demolish a ca. 1947 house.
Applicant: Ross Rathgeber
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

6. HDP-2014-0863

3505 Banton Road

Proposal: Demolish a ca. 1948 house.
Applicant: MX3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

7. HDP-2014-0873

716 Harris Avenue

Proposal: Demolish a ca. 1933 house.
Applicant: Kevin Cutsinger
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

8. HDP-2014-0885

1823 W. 39th Street

Proposal: Demolish a ca. 1935 house.

Applicant: Greater Austin Builders

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

9. HDP-2014-0894

4504 Depew Avenue

Proposal: Demolish a house that was moved to this site in 1948.

Applicant: Chester Wilson

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage relocation over demolition but otherwise, release the permit upon completion of a City of Austin Documentation Package.

10. HDP-2014-0895

1819 W. 39th Street

Proposal: Demolish a ca. 1946 house.

Applicant: Greater Austin Builders

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

11. HDP-2014-0903

4910 Duval Street

Proposal: Demolish a ca. 1953 house.

Applicant: RB Custom Homes

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

12. HDP-2014-0904

3216 Stevenson Avenue

POSTPONE TO NOVEMBER 17, 2014 at the applicant's request.

13. HDP-2014-0907

811 Kinney Avenue

Proposal: Relocate a ca. 1932 house.

Applicant: Christina Brown

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit.

14. HDP-2014-0923

3709 Taylors Drive

Proposal: Demolish a ca. 1969 house.
Applicant: Ross Rathgeber
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

V. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES.

1. **DBN-2014-0001 – 907, 909, and 911 Congress Avenue.**
Postpone to November 17, 2014 for further progress on remedying the site conditions and proposing a rehabilitation plan for the buildings.

VII. COMMITTEE REPORTS

- A. **Certificates of Appropriateness Review Committee**
- B. **Operations Committee**
- C. **Grants Committee**
- D. **Preservation Plan Committee**

VIII. NEW BUSINESS

- A. **Items from Commission**
- B. **Items from Staff**

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Kalan Contreras, Historic Preservation Office, Planning and Development Review Department, at 512-974-2727, for additional information; TTY users route through Relay Texas at 711.

For more information on the Historic Landmark Commission, please contact Steve Sadowsky, City Historic Preservation Officer, at 512-974-6454.